



KANKAKEE COUNTY

amazon HQ2 Proposal

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AMAZON CITY, IL HQ2 AND BEYOND

There is a part of America's past encompassing planned communities and Company Towns. When GIs returned from WWII, Captains of Industry carefully constructed suburban communities lined with picket fences and plentiful, good-paying job opportunities. Innovation takes us to new unchartered territory — a progressive and vanguard city of the future — while nostalgia takes us to a place we ache to go — the comfort and familiarity of Hometown, USA. Amazon, the company, emerged in the late 20th century, but Amazon, the city, will delineate the 21st century. Amazon City, Illinois with HQ2 at its center will set a new standard for sustainable, connected urban design and completely redefine corporate America.

Amazon exists on the forward-looking leading edge. It created a new market. Now, it can **create a new city — its own city of the future**. Amazon City in Kankakee County, Illinois, offers land both

inexpensive and expansive, infrastructure, and a prime centralized location needed for Amazon to pioneer its vision of the future. Kankakee County is a perfect fit with Amazon's philosophy and offers a new frontier for Amazon to develop HQ2 and craft and create the surrounding supportive cultural, business, and living communities. Kankakee County offers land, transportation, water, and communication resources for Amazon to build its own city, its own home rule government, its own school district, its own TIF districts, its own developments, its own building and emissions codes, and the ability to create a lucrative Free Trade Zone in the Amazon City footprint. Amazon City coalesces the technological, progressive, and resource stewardship a city of the future needs with the comforts and securities a city of the past provided.



Amazon City in Kankakee County, Illinois, is an inspired, inventive, imaginative, and innovative plan quite different from the myriad of other submissions because Amazon controls the concept from inception to completion. Kankakee County is the ideal location for transportation, water resources, workforce, accessibility, and quality of life opportunities deriving from its close proximity to the world-class city of Chicago, but sufficiently juxtaposed from the influence of metro and suburban challenges and costs while existing in an ecofriendly, idyllic, and picturesque city of its own design. Amazon City is the best of many worlds — a place where Amazon employees want to live. Our workforce has a ready-to-work attitude and an unmatched desire to grow and develop a thriving economy. Success is a reality for Amazon. Amazon City in Kankakee County, Illinois, offers a rare chance for Amazon to infuse its corporate culture of innovation and stewardship into a futuristic and revolutionary landscape advancing corporate America to the next frontier.

The proposals Amazon receives will be the same cookie-cutter proposals touting large urban centers with rigid infrastructure and similar economic incentives. The big city metropolitan proposals will meet all the check box requirements, but will require Amazon to limit itself to those boxes. Kankakee County's proposal exists *outside the box*, allowing Amazon full control to create its own HQ2 unfettered by the checklist box, but with all the needed infrastructure.

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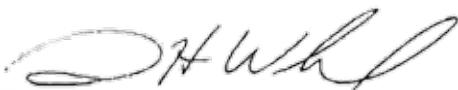
Amazon City, with its own government, allows Amazon complete control of the project and the ability and freedom to create its own incentives. Freedom from uncertainty in business, freedom from limited financial and physical concerns, freedom to envision an Amazonian future. Kankakee County proposes Amazon, Illinois: a planned, engineered city of the future with all the hometown, USA comforts of the past. Instead of a space within a city, Kankakee County is proposing a new city, a complete green field.

Kankakee County offers inexpensive and expansive land, access to water, sewer, natural gas, the Canadian National rail line/BNSF Inland Port Intermodal, immediate access to major interstate highway I-57, and mass transit and direct Chicago access via transportation through Amtrak, local and regional (Chicago) buses, a potential commuter rail extension to downtown Chicago, an integrated proximal airport outside of Chicago's airspace with a runway longer than Midway Airport, a two-year community college, a four-year university, and a scenic and extensive 20-plus-mile bike path along the beautiful Kankakee River. Kankakee County is ecofriendly with a focus on sustainable energy with its current wind farms and many solar farms in the application process. In addition, Kankakee County has many organic farms and farmer's markets. Kankakee County is a beautiful place to live and work with the convergence of the Kankakee and Iroquois Rivers, Kankakee River National Water Trail, an Illinois State Park along the Kankakee River, multicultural and artistic venues, and local county fairgrounds. All this lies in Amazon City's frontier footprint.

Amazon can create its own city and, with our help, form its own government, instead of retrofitting itself into an existing city and government. Amazon is empowered to design its own vision of sustainability, interconnectivity, K-12 schools and commitment to green energy and cultural diversity. The possibilities are only limited by Amazon's imagination and these are not options with any other metropolitan areas submitting proposals. Kankakee County provides Amazon with the same economic incentives offered by the State of Illinois, but uniquely we offer the infrastructure and open land as the canvas and self-governance as the palette for Amazon to paint its own innovative city of the future — Amazon, Illinois.

Please take a moment to consider the Amazonian possibilities in Kankakee County, Illinois.

Sincerely,

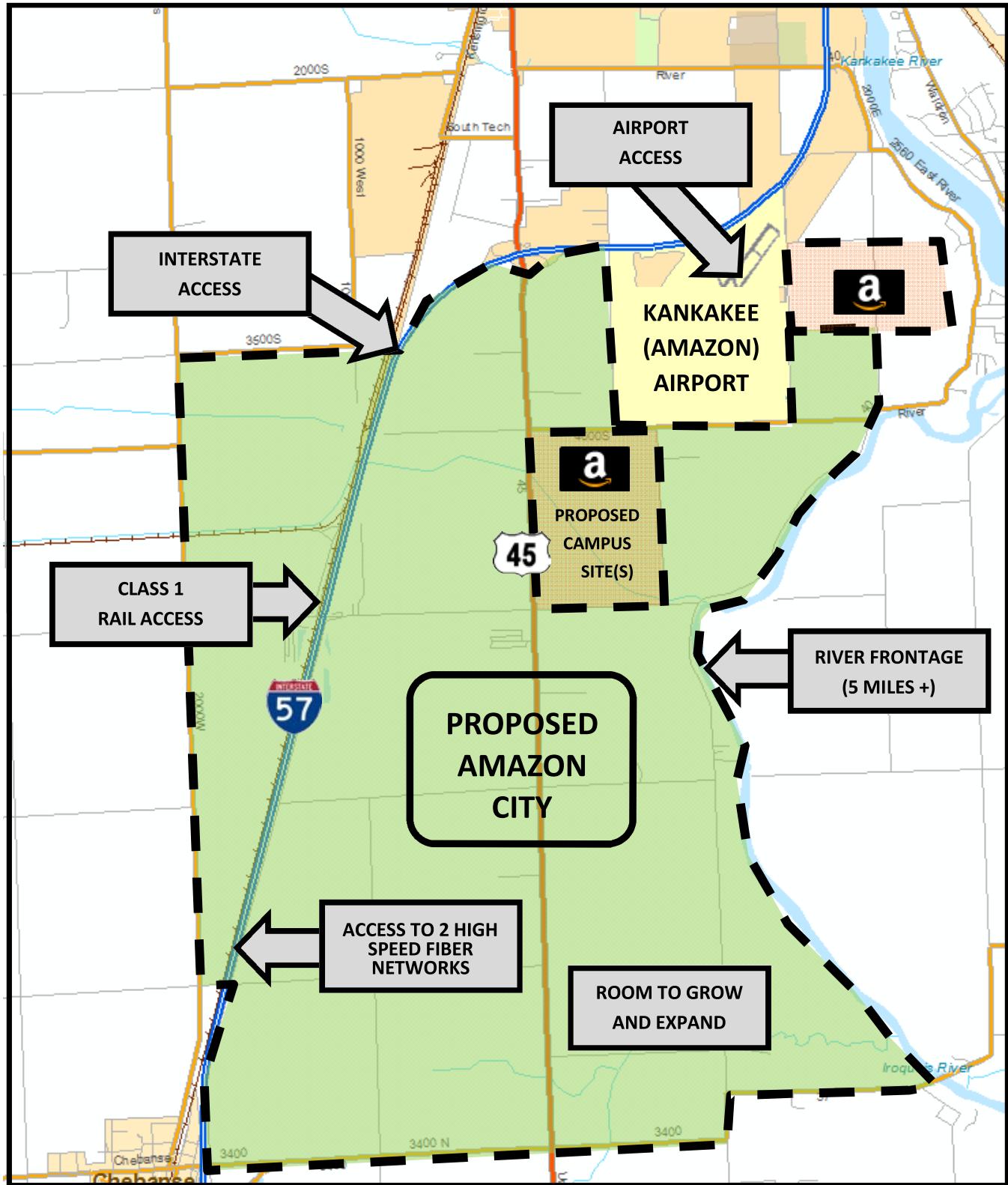


Andrew Wheeler

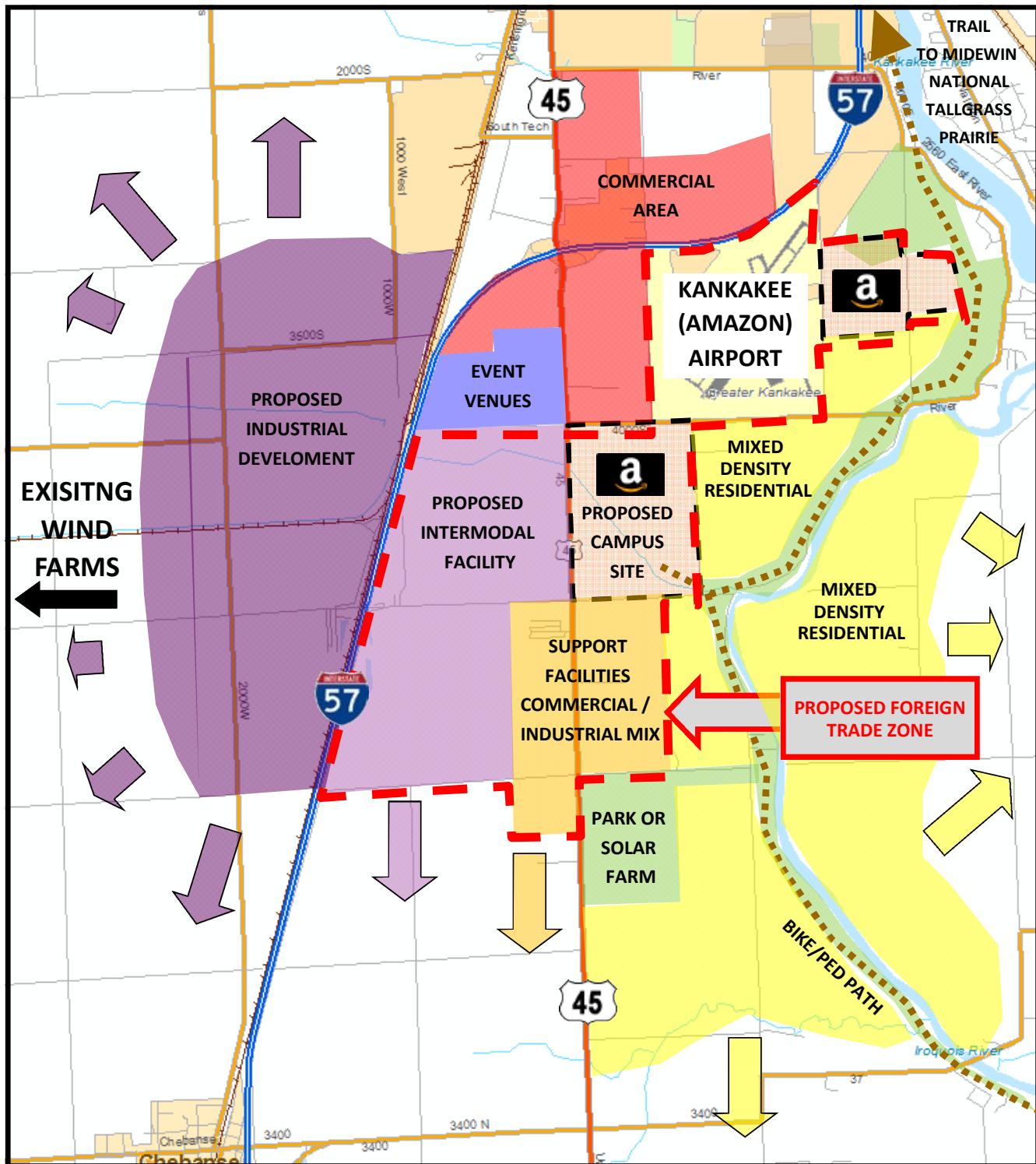
Kankakee County Board Chairman
189 East Court Street, Suite 502
Kankakee, IL 60901
Telephone: 815-937-3642
awheeler@k3county.net



PROPOSED AMAZON SITES



CONCEPT PLAN



INCENTIVE MANIFEST

In terms of incentives, it is important to note that **Kankakee County** is authorized to offer **all incentives** to Amazon that have been offered by the **State of Illinois**. Those incentives are found in the Chicago proposal.

Furthermore, Kankakee County's unique proposition of creating new City and a Foreign Trade Zone provides exponential incentive opportunities, possibly billions of ongoing dollars that cannot be gained from most, if not all other proposals. All State of Illinois **High Impact Business incentives** are noted on the following pages, but here are two examples of substantial incentives that are unique to this proposal, ones that can be fully vetted by your financial team.

INCENTIVE

Dividend Income Deduction found in the Illinois Income Tax Act [35 ILCS 5/203\(b\)](#)

“An amount equal to those dividends included in such total that were paid by a corporation that conducts business operations in a federally designated Foreign Trade Zone or Sub-Zone and that is designated a High Impact Business located in Illinois; provided that dividends eligible for the deduction provided in subparagraph (J) of paragraph (2) of this subsection shall not be eligible for the deduction provided under this subparagraph”

INCENTIVE

Interest Income Deduction for Financial Institutions

(M-1) For any taxpayer that is a financial organization within the meaning of Section 304(c) of this Act, an amount included in such total as interest income from a loan or loans made by such taxpayer to a borrower, to the extent that such a loan is secured by property which is eligible for the High Impact Business Investment Credit.”

This incentive could be incredibly lucrative for your entire organization. Amazon could incorporate a bank, much as Walmart has done, to control all of their land/property holdings at this and other sites around the globe. They in turn could utilize this location here to purchase land/tangible property for commercial or residential purposes (as a revenue stream), lease back to Amazon, or deploy the resources to back bonds for municipal government infrastructure as an additional revenue stream. Amazon could finance supplier and ancillary business interests in TIF districts of their (Amazon City) invention. This could be a substantial revenue stream for Amazon, and if located here in Kankakee County, one that is highly incentivized and of value across many business units.

LAND INCENTIVE

In addition, Kankakee County offers two parcels of open land totaling roughly 200 acres that is proximal to the greater Kankakee Airport. If an agreement can be reached for fees and fuel, the needed portion of this land would be transferred to Amazon to utilize as a corporate jet port,

CONTINUED

and could possibly act as a drone facility or logistics. The Kankakee site may be 45 minutes from Midway by car, but it is only 15 minutes by air. O'Hare is less than 30 minutes, so commuter or corporate travel is inexpensive and accessible for not only Amazon, but also for their vendors.

This parcel is proximal to Interstate 57, and a new on-ramp project would be fast-tracked by the State of Illinois in order to better facilitate access to Amazon's Will County, IL properties. This on-ramp also gives easy access to an artery into all that Chicago has to offer culturally. If Amazon were to have interest in using Kankakee as an Amazon Prime freight destination, one that is 100 miles closer to their Will County properties than Rockford, expansion projects already underway will be fast-tracked locally, at the State level, and federally as well. There are significant cost savings to be enjoyed with a Kankakee County freight location in terms of logistics, landing fees, fuel, a Foreign Trade Zone, and a flight pattern outside of Chicago airspace.

What Kankakee County uniquely offers in terms of incentives are blue-sky possibilities for creating a business environment that best serves Amazon and its employees, and at the same time helping a diverse community rebound from significant financial upheaval. We offer inexpensive land, progressive government, open space and the willingness to help Amazon show the world how to create a world-class city from the ground up. Furthermore, Amazon would have the ability to take advantage of custom local financial policies and planning that best suits the execution of their vision. The financial incentives are not one-time, but ongoing and evolving.

There are significant and unique financial incentives in Kankakee County for sure, certainly ones to be vetted, but there are also significant public relations, humanitarian, and sustainable-community incentives for Amazon and its employees. Clean air and water are incentives in Kankakee County, as is proximity to an amazing global center of culture ... yet just beyond the reach of high costs and infrastructure challenges.

Joint Committee on Administrative Rules

ADMINISTRATIVE CODE

TITLE 14: COMMERCE

SUBTITLE C: ECONOMIC DEVELOPMENT

CHAPTER I: DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY

PART 520 ENTERPRISE ZONE AND HIGH IMPACT BUSINESS PROGRAMS

SECTION 520.700 LIST OF AVAILABLE TAX INCENTIVES

Section 520.700 List of Available Tax Incentives

- a) Several tax incentives are available to businesses in Enterprise Zones and those designated as a High Impact Business. The following four are available to both Enterprise Zones and High Impact Businesses:
 - 1) Investment Tax Credit found in the Illinois Income Tax Act [35 ILCS 5/201(f) and (h)];
 - 2) Utility Tax Exemption found in the Public Utilities Act [220 ILCS 5/9-222.1 and 9-222.1A];
 - 3) Machinery and Equipment/Pollution Control Facilities Sales Tax Exemption found in the Retailers' Occupation Tax Act [35 ILCS 120/1d - 1f]; and
 - 4) Building Material Sales Tax Exemption found in the Retailers' Occupation Tax Act [35 ILCS 120/5k and 5l].
- b) Two tax incentives available to High Impact Businesses that are located within a Foreign Trade Zone or Sub-Zone:
 - 1) Dividend Income Deduction found in the Illinois Income Tax Act [35 ILCS 5/203(a)(2)(K), (b)(2)(L), (c)(2)(O) and (d)(2)(M)]; and
 - 2) Interest Income Deduction for Financial Institutions found in the Illinois Income Tax Act [35 ILCS 5/203(b)(2)(M) and (M-1)].
- c) A tax incentive available to businesses in Enterprise Zones as well as High Impact Businesses located within a Foreign Trade Zone or Sub-Zone is the Telecommunications Excise Tax Exemption on Originating Calls found in the Telecommunications Excise Tax Act [35 ILCS 630].
- d) A special tax incentive exists that is limited only to a High Impact Business Service Facility in an Enterprise Zone. This tax incentive is known as the High Impact Service Facility Machinery and Equipment Sales Tax Exemption and is found in the Retailers' Occupation Tax Act [35 ILCS 120/1i and 1j].

(Source: Amended at 38 Ill. Reg. 457, effective December 20, 2013)

PROXIMITY MAP



AMAZON CITY LABOR FORCE WITHIN 60 MINUTE COMMUTE

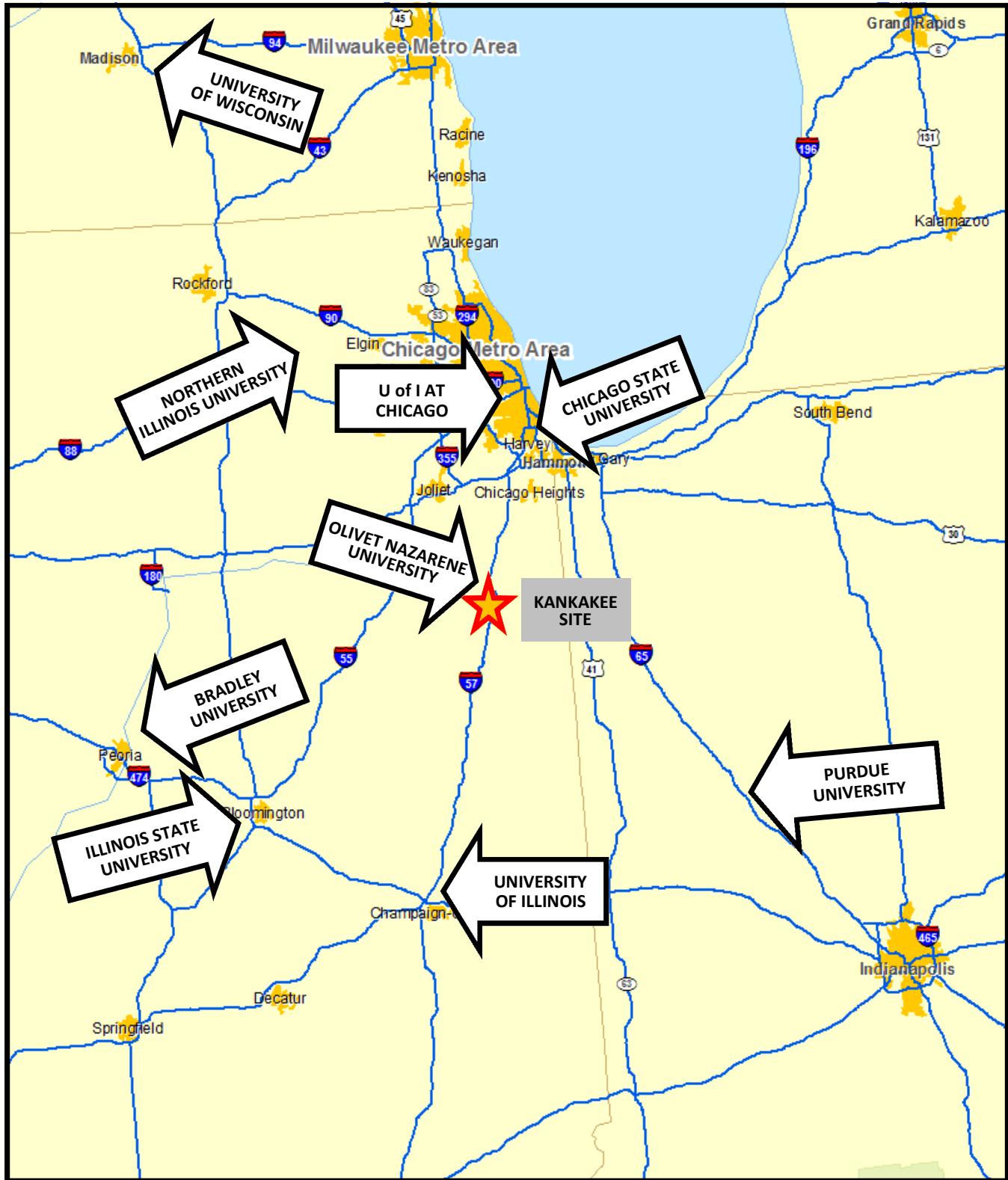
SOC DESCRIPTION	DESCRIPTION	TOTAL AVAILABLE WORKFORCE IN THESE OCCUPATIONS	MEDIAN HOURLY EARNINGS	AVG. HOURLY EARNINGS	ENTRY LEVEL HOURLY WAGE	EXPERIENCED HOURLY WAGE
11-1000	Top Executives	64,627	\$54.20	\$66.15	\$20.57	\$123.51
13-2000	Financial Specialists	66,823	\$34.53	\$41.65	\$20.00	\$66.67
15-1100	Computer Occupations	83,699	\$40.33	\$41.92	\$22.72	\$64.35
17-2000	Engineers	24,220	\$42.19	\$44.07	\$26.64	\$64.69
23-1000	Lawyers, Judges, and Related Workers	21,886	\$47.43	\$61.87	\$29.68	\$117.74
43-6000	Secretaries and Administrative Assistants	70,018	\$19.59	\$21.20	\$11.32	\$32.90
<i>Source: Emsi 2017.3 – QCEW Employees, Non-QCEW Employees, and Self-Employed</i>						



REGIONAL EDUCATION



UNIVERSITY LOCATIONS



ONU PROVIDES THE STEM CONNECTION

There are many reasons the Chicago Bears chose Olivet Nazarene University in Kankakee County as their Summer Home. At the top of the list is the proximity to Chicago providing ease of access for the team and fans. Equally important is the quality of the campus and overall facilities. In 2017, ONU experienced record enrollment because major growth factor is their commitment to and excellence in STEM programs.



Specific to HQ2, ONU offers a software engineering major in the School of Engineering focused on software development and application. In addition to this major, ONU offers a Computer Engineering major focused on the hardware components of computing. Its Computer Science degree has two majors: Computer Science focused on logic, problem solving, and critical thinking and Information Systems focused on managing information and data. ONU's Business School offers Management Information Systems focused on information and data management from a practical and user perspective.



ONU's engineering and business programs are some of the strongest and fastest growing majors in the region. It invested substantial resources to make the Engineering and Business Schools' program offerings strong, relevant, and innovative. Beyond the computing majors, ONU offers multiple certification programs through Business programs such as Microsoft applications, SAP, and others. Most of the Business programs lead to an Accelerated Bachelor Master Program (4+1) where learners can complete their MBA in one year.

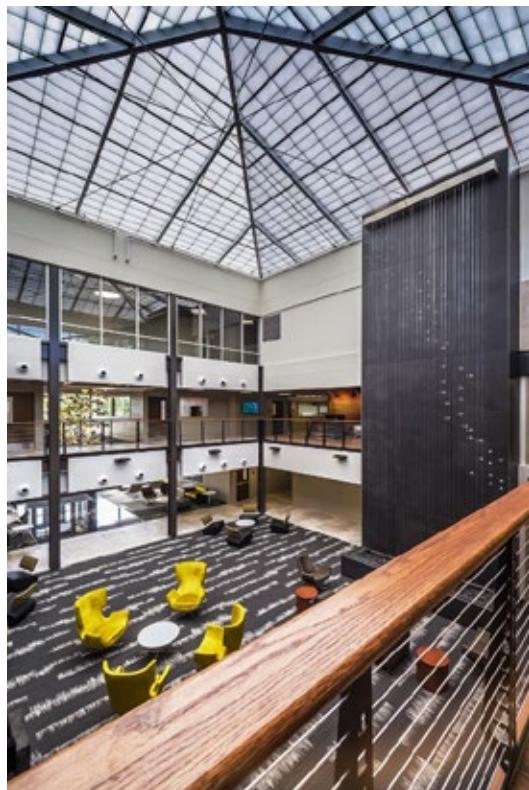
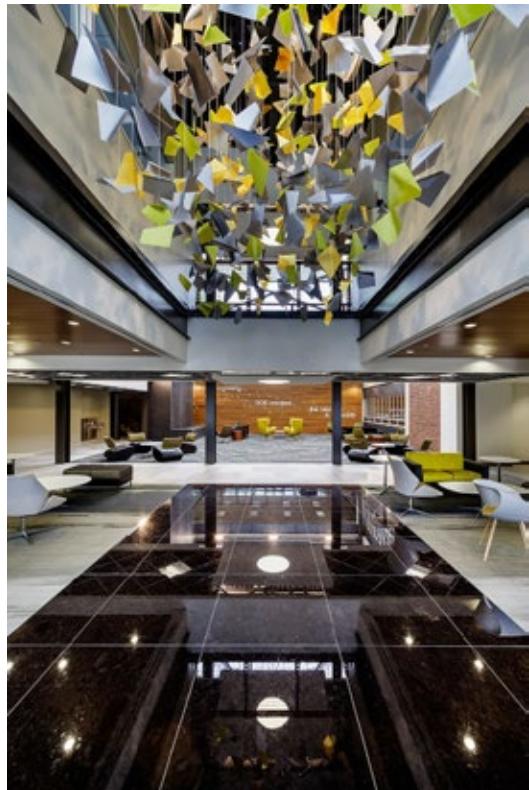
The Engineering Program offers multiple concentrations including mechanical, electrical, and industrial. Akin to the Business School, the Engineering Program is working toward offering a Master of Engineering Management (MEM) providing engineers courses in management, project management, LEAN, and more. The Engineering Program promotes a strong robotics component and are official members of a robotic society where students work and compete in robotic competitions.

COMMUNITY AND EMPLOYER FOCUS

One of the major strengths of Olivet is connecting students to the community. The Engineering Program expects students to engage in working with businesses and corporations. They offer internships, co-ops, and require Senior Design projects.

Senior Design projects are completed in partnership with businesses and corporations with many students working on site at the business or corporation alongside the engineers to develop, improve, or change systems and processes. The Business Programs also offer internships to students providing them with the opportunity to engage in practical learning while assisting a business.

ONU started conversations with local K-12 institutions about dual-credit programs to engage and assist high school students with transitioning to college, particularly focusing in the STEM fields.



KANKAKEE COMMUNITY COLLEGE

Conveniently located less than three miles from the proposed site for Amazon HQ2, Kankakee Community College (KCC) is a two-year public community college serving Kankakee County and parts of Iroquois, Livingston, Will, Ford, and Grundy counties. KCC's head count is 2,700 students



Kankakee Community College

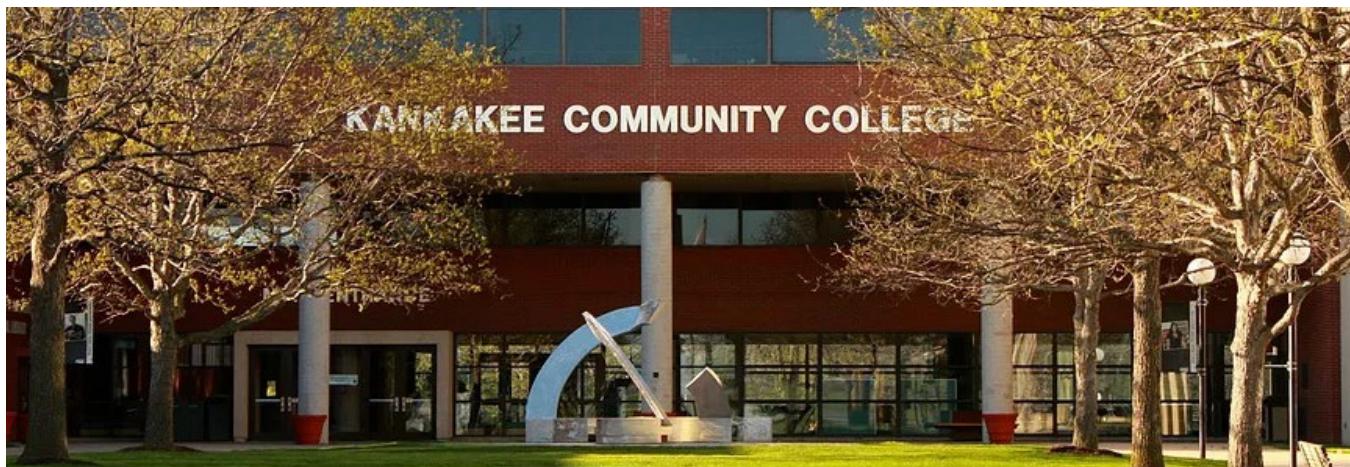
in certificate and degree-seeking programs. In addition, the college serves approximately another 4,500 students in non-credit and professional development opportunities. Specifically, KCC offers pre-baccalaureate education through its Associate of Arts, Associate of Science, and Associate in Engineering, designed to transfer to four-year institutions within the State of Illinois and around the country.

KCC also offers a variety of career and technical education designed to prepare students for the workforce immediately following their completion of a certificate or applied science degree. Likewise, KCC is most known for its ability to rapidly respond to the workforce training needs of its district through customized training aimed at fulfilling the needs of business and industry. In general, the college offers over 57 different programs and degrees along with a myriad of corporate training, community education, and continuing education opportunities.



KCC has one of, if not the leading, renewable energy trades programs in the nation and supports the Renewable Energy capital of Illinois, Kankakee County.

Kankakee Community College is a feeder institution to neighboring four-year public and private universities including Olivet Nazarene University, Governors State University, and Illinois State University.



A unique feature with KCC is its Manufacturing and Industrial Technology Center (MITC) extension site located within two miles of the proposed Amazon site. This facility is available for additional training programs for manufacturing, transportation, warehousing, distribution, and logistics.

IKCC's North Extension Center (NEC) aims to provide corporate training for local business and industry. KCC is known throughout the country for its efforts in sustainability and renewable energy. NEC is a LEED Gold building. KCC is recognized as the "greenest community college" in the country by AASHE.

The Advanced Technology Education Center (ATEC) is now under construction on KCC's Riverfront Campus. The 21,000 square-foot ATEC building will be home to KCC's renewable energy programs. It will contain classrooms, labs, offices, and support spaces to provide hands-on technical training in the fields of wind generation, solar thermal and solar photovoltaic systems, and electrical (National Electric Code NEC) instruction. The ATEC facility will house continuing training for technicians and electricians who are already in the profession.



Data shows that approximately 90% of KCC graduates stay and work in its community college district.

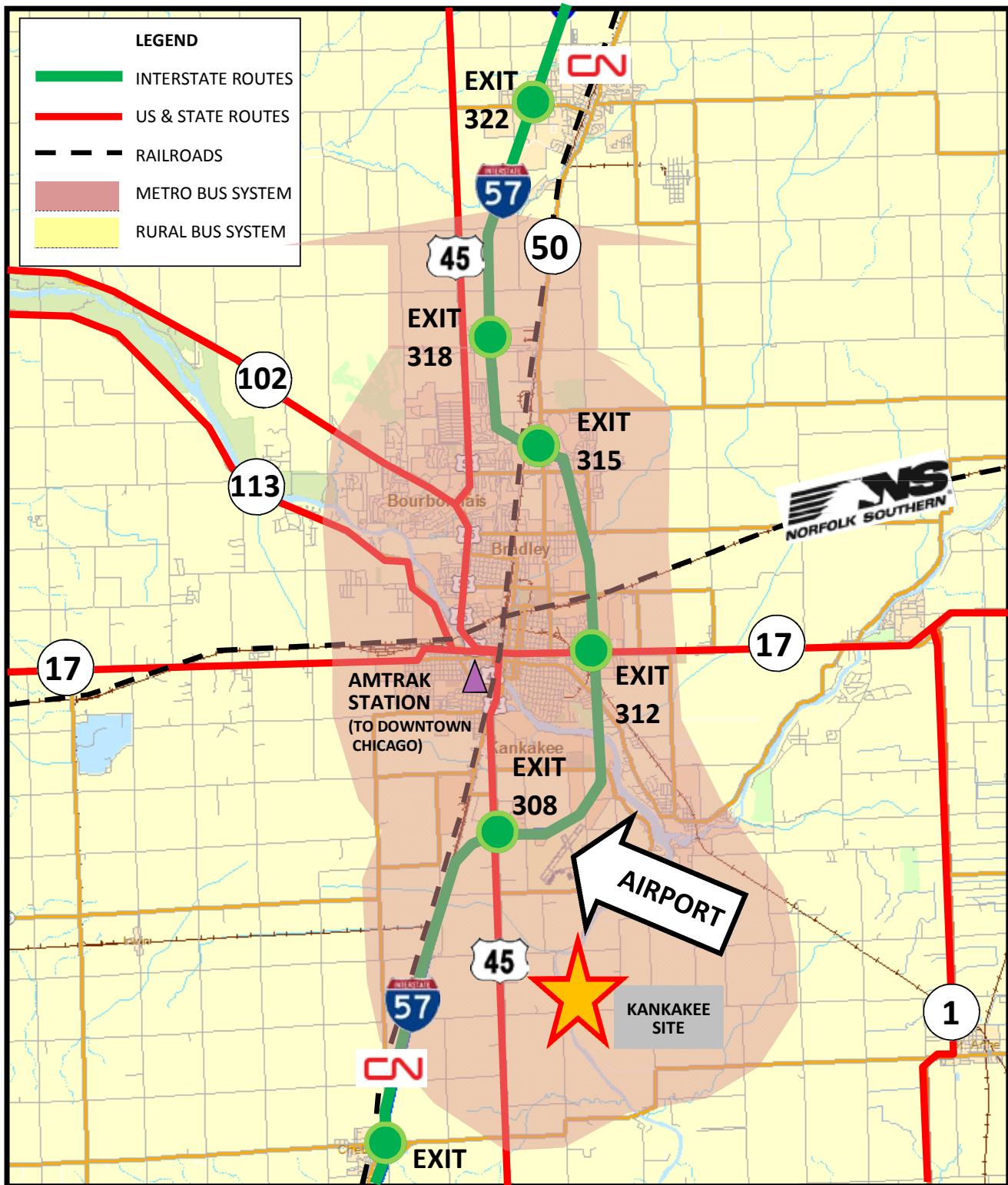
- KCC Satisfaction — Students' experiences and overall satisfaction with KCC exceed national benchmarks measured by Noel Levitz Student Satisfaction Inventory.
- KCC Business & Industry Partnerships — KCC is well-respected throughout the community by top businesses including NUCOR, CSL Behring, and Riverside Medical Center to name a few. Acknowledgment of KCC's ability to customize training to meet business and industry needs is one of its strongest attributes.
- KCC fosters a strong partnership with K-12 schools throughout the district. Yield rates (enrollment at KCC immediately after high school graduation) are historically among the highest across the country in accordance with the National Community College Benchmark Program.



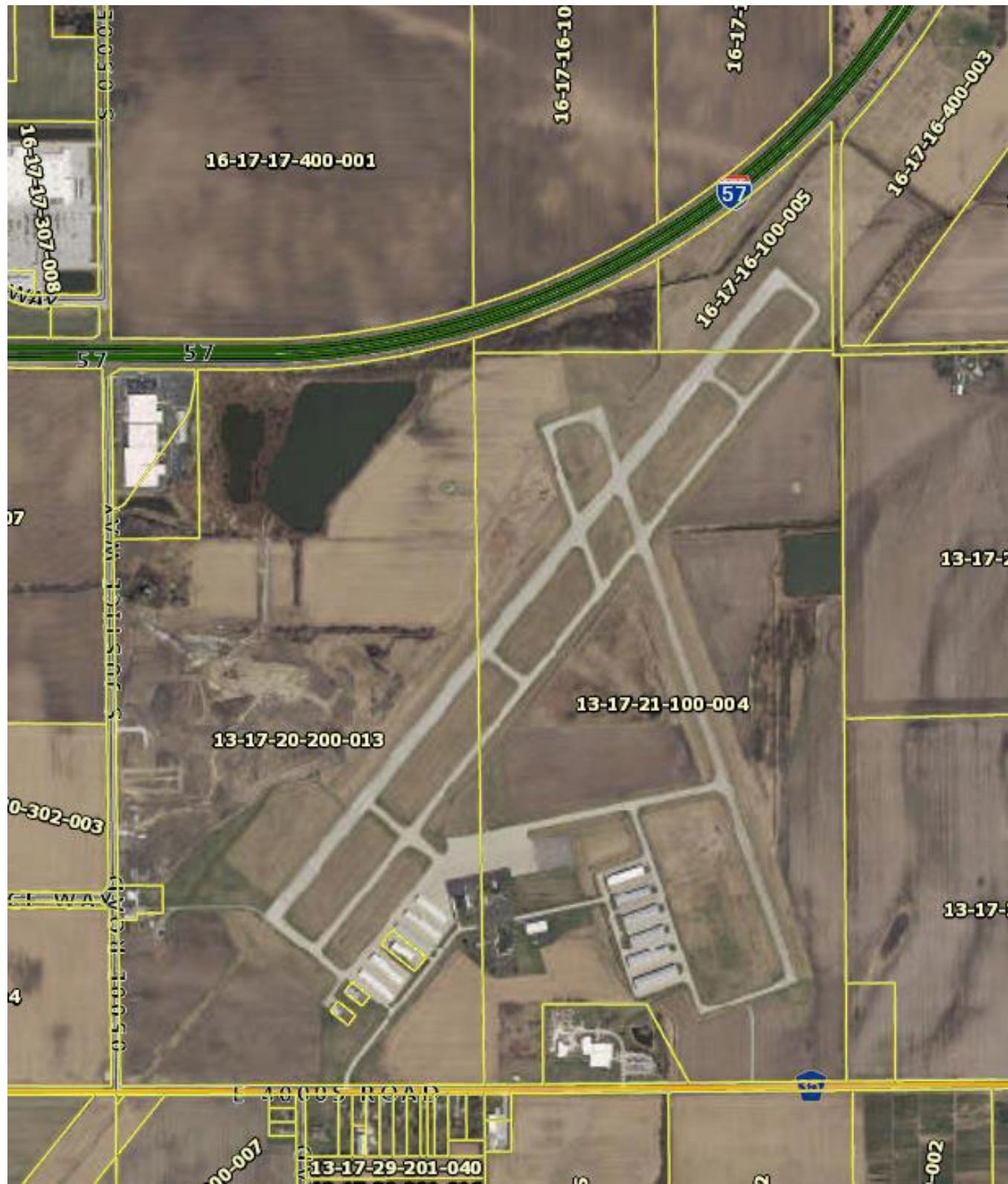
TRANSPORTATION AND INFRASTRUCTURE



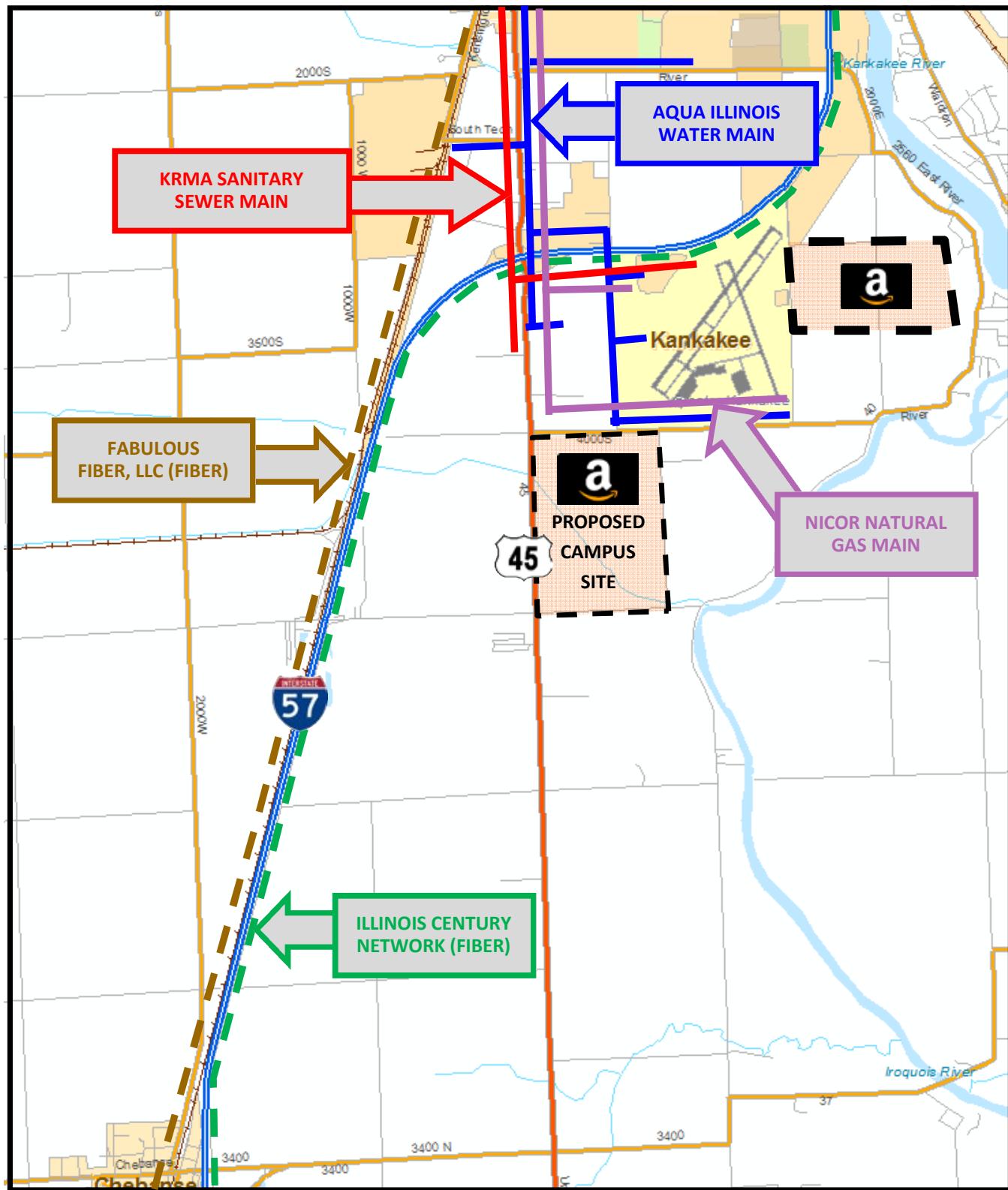
TRANSPORTATION NETWORK



KANKAKEE AIRPORT



UTILITIES



ICN BACKBONE

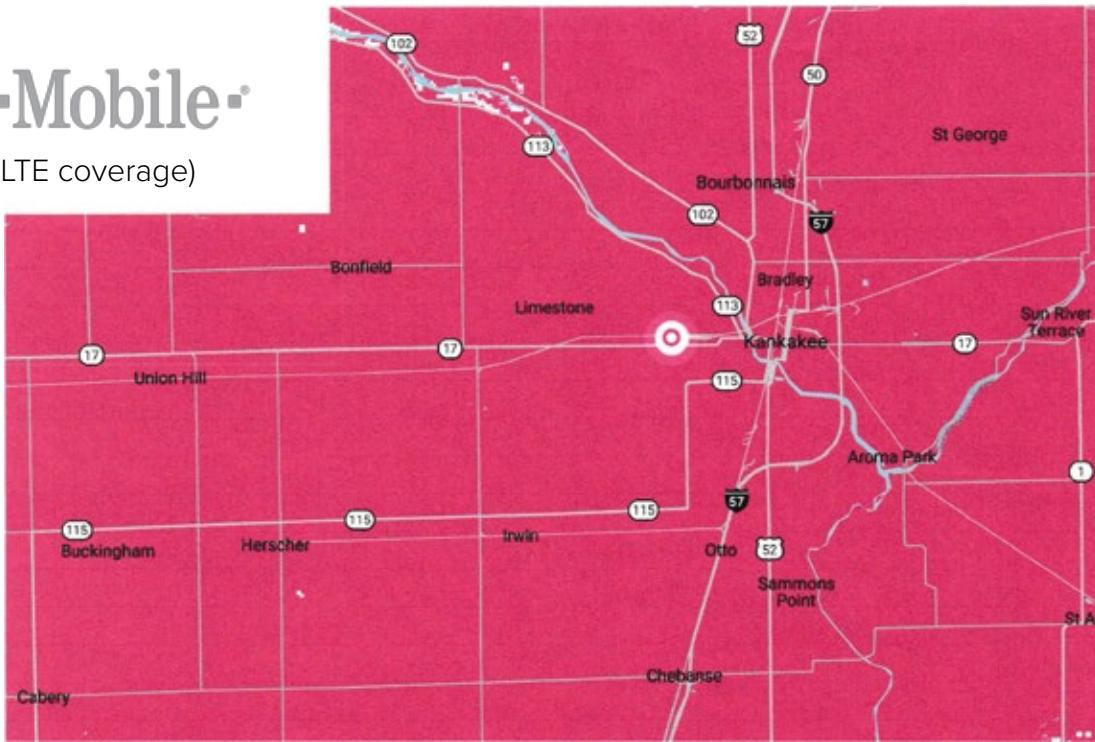
**ILLINOIS
CENTURY
NETWORK™**
Department of Innovation & Technology



MOBILE SERVICE AREAS

T-Mobile

(4G LTE coverage)



Sprint

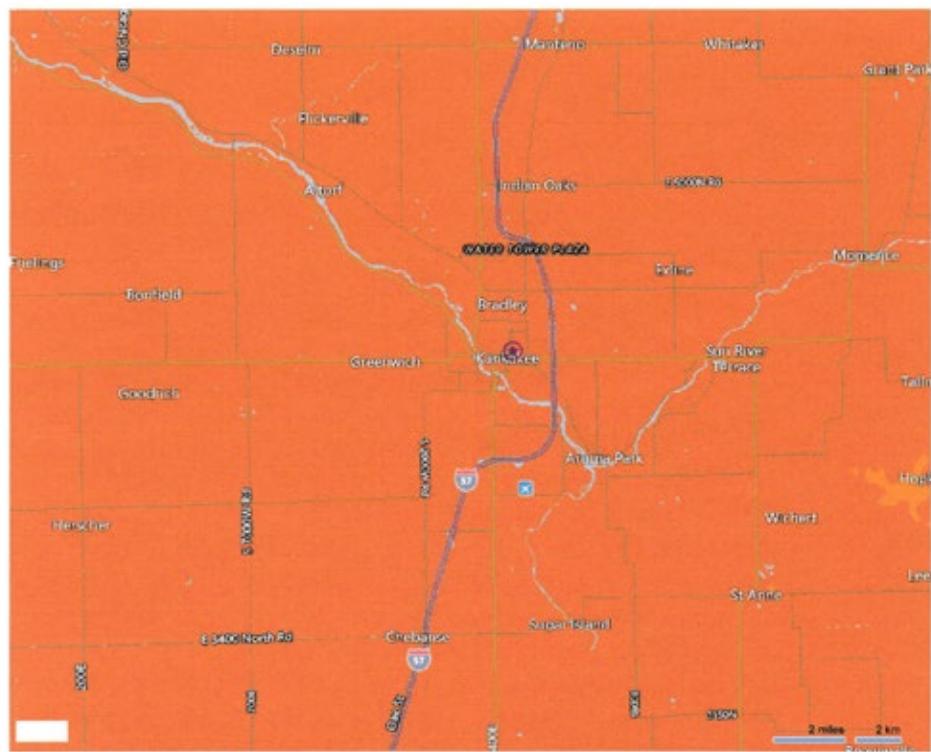


MOBILE SERVICE AREAS



at&t

(4G LTE coverage)



verizon

(4G LTE coverage)

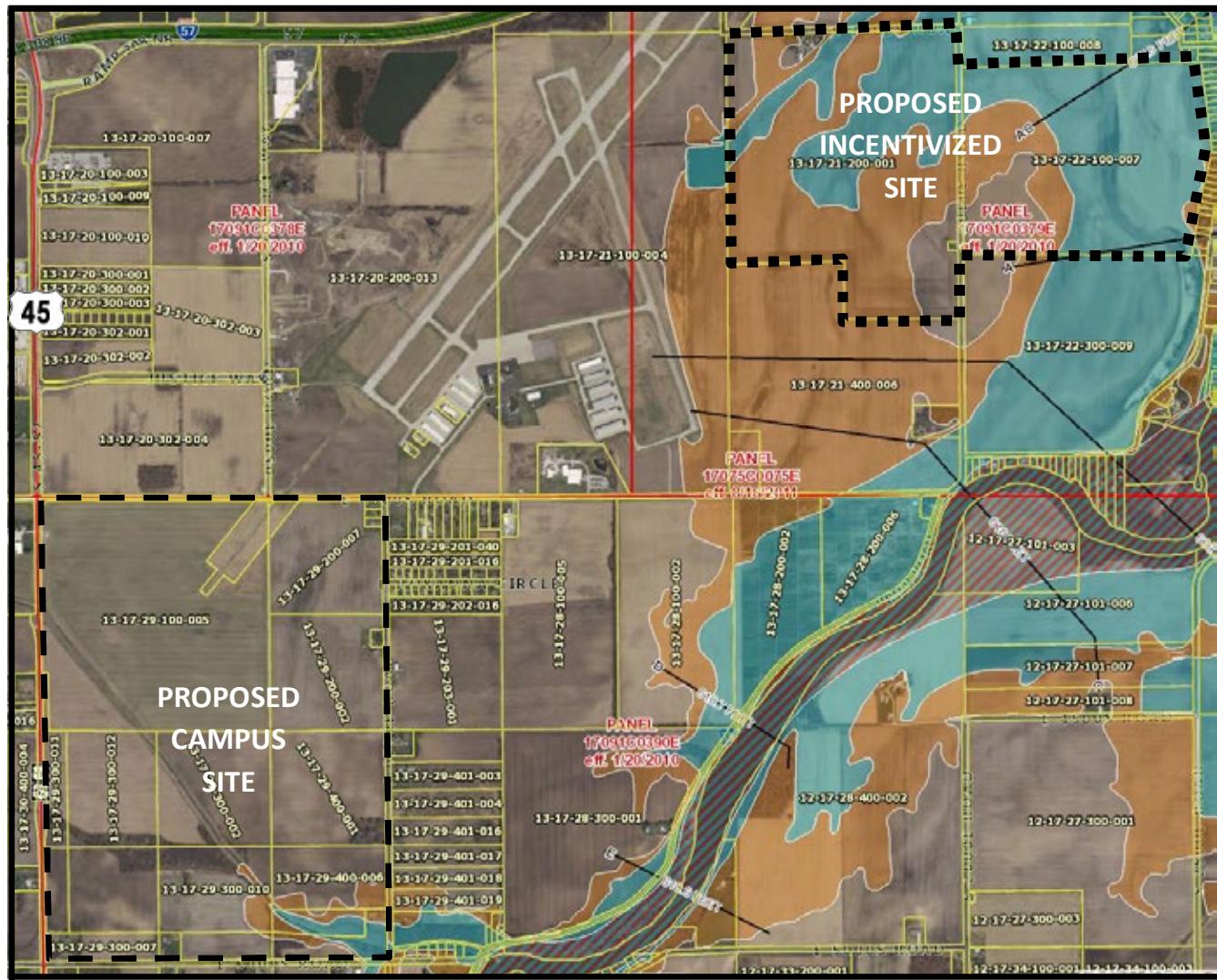




LAND MAPS AND OWNERSHIP



FLOODPLAIN MAP



Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway



Special Floodway

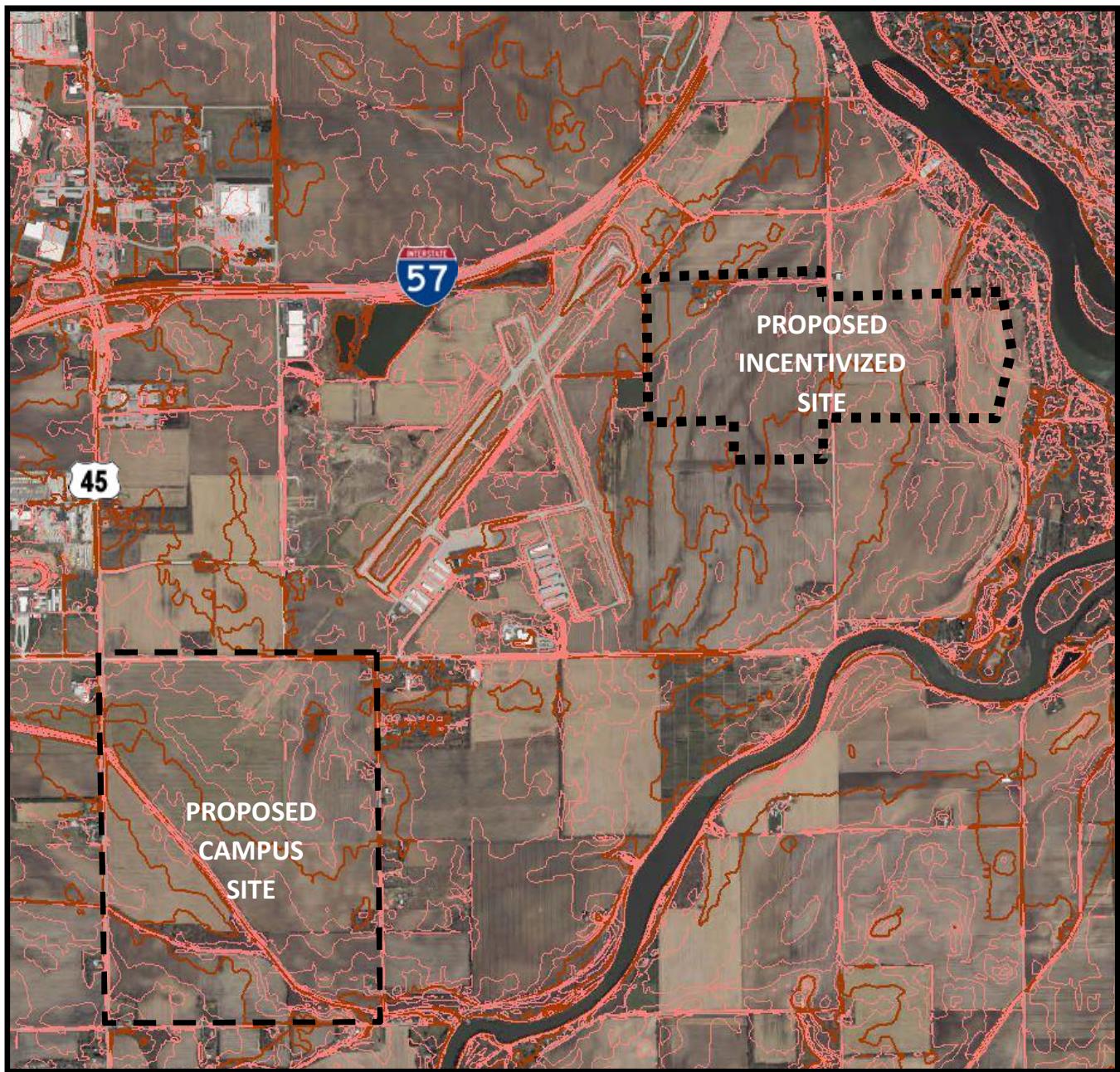


Area of Undetermined Flood Hazard

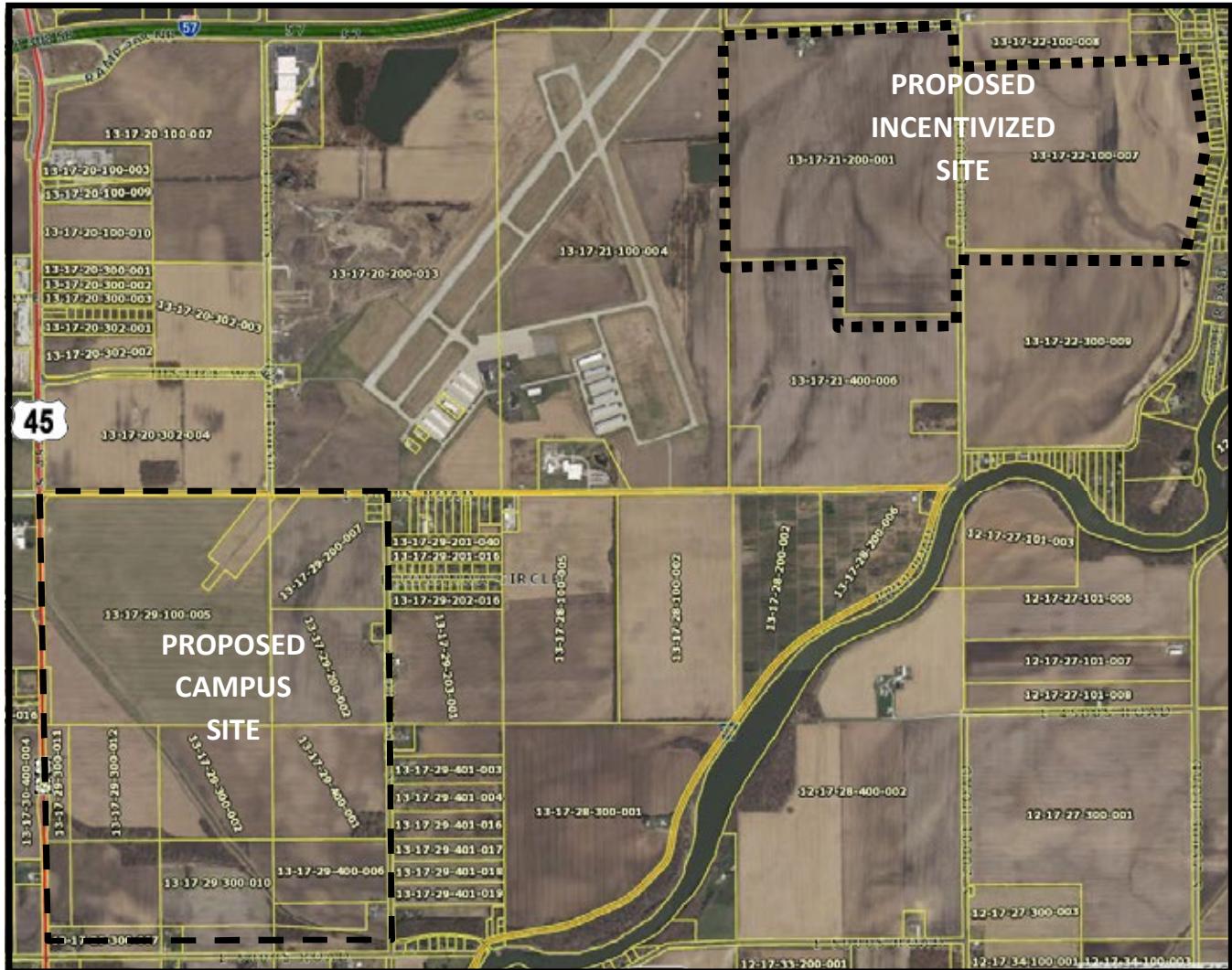


0.2% Annual Chance Flood Hazard

TOPOGRAPHICAL MAP



OWNERSHIP INFORMATION— PARCEL MAP



PARCEL NUMBER	OWNERS NAME	OWNERS ADDRESS
13-17-29-100-005	Benoit Farms LLC	3291 W. State Route 102, Bourbonnais, IL 60901
13-17-29-100-002 / 13-17-29-200-006	Kankakee Valley Airport Authority	813 E. 4000 S Road, Kankakee, IL 60901
13-17-29-200-007	Stephen M. Deutsche	1891 Trestle Glen Road, Piedmont, CA 94610
13-17-29-200-002	Patricia A. Deutsche	454 Iron Hill Street, Pleasant Hill, CA, 94523
13-17-29-200-008 / 13-17-29-200-009	Homestar BK & Fncl Serv TR# 1765	222 N. Industrial Drive, Bradley, IL 60915
13-17-29-200-010	Jeffery A Ullman	4058 S. 750 E. Road, Kankakee, IL 60901
13-17-29-200-003	Dennis L Hilleary	4032 S. 750 E. Road, Kankakee, IL 60901
13-17-29-300-011 / 13-17-29-300-012	Andrew G. Benoit Trust	3291 W. State Route 102, Bourbonnais, IL 60901
13-17-29-300-002 / 13-17-29-400-001 / 13-17-29-300-013 / 13-17-29-300-014 / 13-17-29-300-007	Aaron Hissong	31 E. 5000 S. Road, Chebanse, IL 60922
13-17-29-300-010 / 13-17-29-300-009	John Suprenant	442 W. 5000 S. Road, Chebanse, IL 60922
13-17-29-300-006	Paul R. & Mary L. Becker / Joint Decl of Trust	257 E. 5000 S. Road, Chebanse, IL 60922
13-17-29-400-003 / 13-17-29-400-005 / 13-17-29-400-006	Homestar Bank TR# 1403	222 N. Industrial Drive, Bradley, IL 60915
13-17-21-200-001 / 13-17-22-100-007	Kankakee Valley Airport Authority	813 E. 4000 S Road, Kankakee, IL 60901



LOCAL INNOVATIONS



INNOVATION HOTSPOTS OF KANKAKEE COUNTY

#1 SMALL METRO IN ILLINOIS 2016
MILKEN INSTITUTE BEST PERFORMING CITIES INDEX

MILKEN INSTITUTE

ECONOMIC
ALLIANCE
OF KANKAKEE COUNTY
kankakeecountyed.org

**INNOVATION HOTSPOTS
OF KANKAKEE COUNTY
KANKAKEE COMMUNITY COLLEGE**

IREC
Interstate Renewable Energy Council

2013 3i Clean Energy Trainer of the Year Award – Tim Wilhelm

2014 3i Clean Energy Training Provider of the Year

Advanced Technological Education Center (2017)
Regional renewable energy training facility

KCC

State-of-the-art Army Aviation Support & Army National Guard facilities – Opening 2017

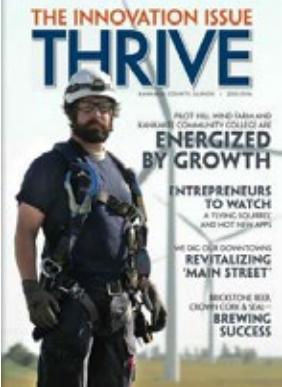
stars
a program of aashe

#1 Associate Degree College in USA for Sustainability Practices 2016

BEST COLLEGES.COM
#23 Greenest College in America

INNOVATION HOTSPOTS OF KANKAKEE COUNTY

HERSCHER WIND ZONE



CLICK to read
THRIVE The Innovation Issue



Kankakee County
Barn Quilt Tour



edf
renewable energy

Multiple KCC Wind Tech program grads hired by EDF Renewable Energy for local wind farm maintenance.



Microsoft wind farm breaks ground in Kankakee

By Julie Wernau - Crain's Reporter

A new wind farm will supply power to Microsoft Corp. for the next 30 years. **A** 100-acre wind farm is being constructed 60 miles outside Chicago along the border of Kankakee and Iroquois counties. The farm joins a recent trend by corporations looking to supply their power needs with renewable energy.

MACK INVESTMENTS
Interested in Positive Income from Real Estate Investing?

INNOVATION HOTSPOTS OF KANKAKEE COUNTY

OLIVET NAZARENE UNIVERSITY

"We challenge our engineering students to innovate with a purpose and bring hope to those in need through design, science and innovation."






**Martin D. Walker
School of Engineering**
10 Concentrations
170% Growth in 5 Years

**INNOVATION HOTSPOTS
OF KANKAKEE COUNTY**
OLIVET NAZARENE UNIVERSITY

PERRY FARM PARK

TELEMEDICINE API

BIG DATA

ACCELERATE TECH
FRIDAY, SEPTEMBER 9, 2016 • 7 AM - 3 PM
Olivet Nazarene University • Location TBA

CLICK HERE TO REGISTER

CONTACT: LISA WODZIK PHONE: 815.527.1077 FOR MORE INFORMATION

**INNOVATION HOTSPOTS
OF KANKAKEE COUNTY**

BRADLEY COMMERCIAL DISTRICT

BRICKSTONE BREWERY

McCORMICK PLACE
EVERYDAY ALE

PERRY FARM PARK

Global HQ for steel fab machinery manufacturer

SAVE THE DATE
ACCELERATE 2016
SMALL BUSINESS CONFERENCE & EXPO
THURSDAY SEPTEMBER 8

CSL Behring
#7 biotech firm globally

CROWN
Brand-Building Packaging

57

BrickStone canner

KCC

CATALYST

Spikeball
#139 on INC 500





INNOVATION HOTSPOTS OF KANKAKEE COUNTY AREA HIGH SCHOOLS

Kankakee High School transitioning to college and career academy model with comprehensive technology integration. 2021 completion anticipated.

CLICK to read THRIVE The Technology Issue

INNOVATION HOTSPOTS OF KANKAKEE COUNTY

MOMENCE EASTERN EMPLOYMENT HUB

Dine on the Land @ Locavore Farm

Van Drunen Farms #1 organic culinary herb producer in USA

MAIN STREET MOMENCE

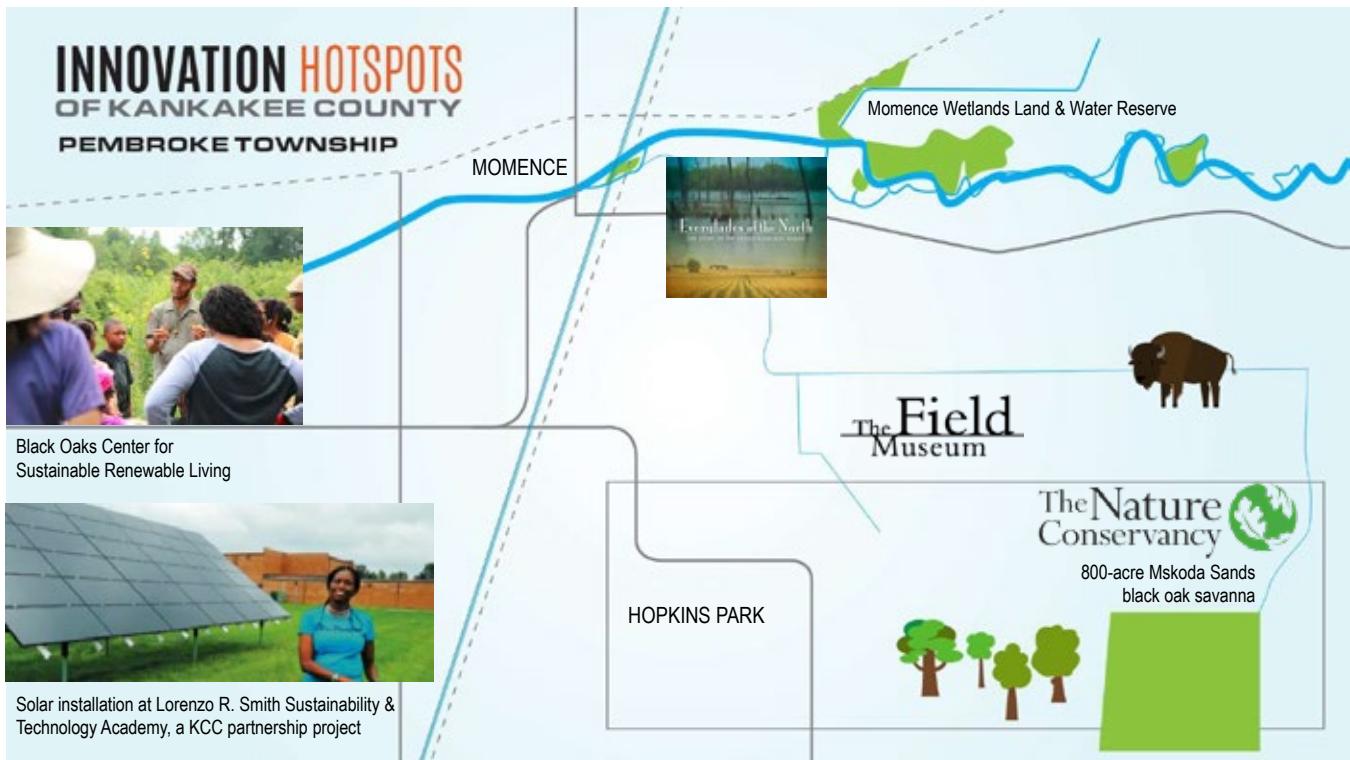
ISLAND PARK

New Day Hydroponics

BAKER & TAYLOR Follett

FUTURE CECUTICALS

Van Drunen Farms sister company 50+ patents on functional food ingredients



INFORMATION REQUESTED

1. *Please provide information regarding potential buildings/sites that meet the criteria described herein. Along with general site information, please provide the current ownership structure of the property, whether the state/province, or local governments control the property, the current zoning of the site, and the utility infrastructure present at the site.*

Included in the proposal. If Amazon is interested, an additional 100,000 sq/ft office facility in Bourbonnais could be made available to be used as a planning facility for this project. The current owner is offering this building for substantially below market value, with “free” options for two years. An incentive could be attained if interested in this value-add.

2. *Please provide a summary of total incentives offered for the Project by the state/province and local community. In this summary, please provide a brief description of the incentive item, the timing of incentive payment/realization, and a calculation of the incentive amount. Please describe any specific or unique eligibility requirements mandated by each incentive item. With respect to tax credits, please indicate whether credits are refundable, transferable, or may be carried forward for a specific period of time. If the incentive includes free or reduced land costs, include the mechanism and approvals that will be required. Please also include all timelines associated with the approvals of each incentive. We acknowledge a Project of this magnitude may require special incentive legislation in order for the state/province to achieve a competitive incentive proposal. As such, please indicate if any incentives or programs will require legislation or other approval methods. Ideally, your submittal includes a total value of incentives, including the specified benefit time period.*

Incentive manifest included in proposal. Due to the nature of the proposal and unknown desire to take advantage of, and/or create its own incentives, a firm number is difficult to provide. The dollar amount of incentives offered by the State of Illinois in the Chicago proposal will be provided to a Kankakee County site as well.

3. *If any of the programs or incentives described in the summary of total incentives are uncertain or not guaranteed, please explain the factors that contribute to such uncertainty and estimate the approximate level of certainty. Please also describe any applicable claw backs or recapture provisions required for each incentive item.*

The only uncertainties are Federal timelines for assistance on Airport upgrades, and the final price of adjacent land. In any event, open farmland is substantially less (\$10-14k per acre) than metropolitan land. The State of Illinois will surely provide Amazon with the mentioned infrastructure upgrades (bridge, interchange).

As mentioned, there is an incentive for land adjacent to the airport pending an agreement for landing fees and fuel. The County will collaborate with the

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Airport to provide this incentive as needed.

A Foreign Trade Zone or Sub-Zone is something that is easily fast-tracked by the State, and while an intermodal facility at this location does not exist, the viability is substantial nonetheless. It is ancillary to HQ2, but may be of interest if Logistics and Financial Services are included at the site.

Finally, the incorporation of a City is an undertaking. There are two options: expand a current municipal government and rename, or via referendum create an altogether new entity. Both are very possible and on a local level, Amazon will have substantial support in this effort. Between local and State resources, this is a guarantee if Amazon were to commit.

4. *Please provide a timetable for incentive approvals at the state/province and local levels, including any legislative approvals that may be required.*

In terms of the State of Illinois incentives, those timelines are as noted in the Chicago proposal. Locally, all County permits will be fast-tracked. This will not be an issue.

The timeline for creating a new governmental entity depends on when Amazon were to commit to Kankakee County. If known before May 2018, the final approval could come in November 2018. Special initiatives could be run for the public (sparse in number) at any time, however.

5. *Please provide labor and wage rate information in the general job categories described. Please provide relevant labor pool information and your ability to attract talent regionally. Also, include specific opportunities to hire software development engineers and recurring sourcing opportunities for this type of employment. Please include all levels of talent available in the MSA, including executive talent and the ability to recruit talent to the area.*

Included in proposal. The median household income in Kankakee County was \$52,110 in 2015.

6. *Please include programs/partnerships currently available and potential creative programs with higher education institutions in the region in your response. Please also include a list of universities and community colleges with relevant degrees and the number of students graduating with those degrees over the last three years. Additionally, include information on your local/regional K-12 education programs related to computer science.*

Included in proposal in the last section (Local Innovations, pages 29-36).

7. *Please provide highway, airport, and related travel and logistics information for all proposed sites. Please also include transit and transportation options for commuting employees living in the region. For each proposed site in your region, identify all transit options, including bike*

lanes and pedestrian access to the site(s). Also, list the ranking of traffic congestion for your community and/or region during peak commuting times.

Included in proposal. This is a congestion-free area with scenic bike trails and open spaces, yet close to metropolitan culture and immunities.

8. *Please include information on your community with respect to daily living, recreational opportunities, diversity of housing options, availability of housing near potential sites for HQ2, and pricing, among other information. Please also include relevant crime data and cost of living data.*

Kankakee County has a solid inventory of housing options in Kankakee, Bradley, Bourbonnais, and in the adjacent areas along the Iroquois and Kankakee Rivers. The unique nature of this proposal is that a new, sustainable and connected community is created in the manner that suits Amazon and its employees. Crime is virtually non-existent in the area. Based on the after-tax cost for a professional/managerial standard of living, the Cost of Living Index (COLI) is the most reliable source of city-to-city comparisons of key consumer costs available anywhere. Kankakee County has historically scored below the national average in the COLI index.

Kankakee County is currently ranked #7 in the USA for Cost of Doing Business, according to Forbes Best Small Places for Business & Careers 2016.

9. *Please use your response as an opportunity to present any additional items and intangible considerations with respect to your state/province and community that Amazon should include in its analysis.*

Please consider the substantial incentives that are available if Amazon uses Kankakee County as a Financial Hub in a Foreign Trade Zone. These incentives are far and above anything else offered in terms of taxation or land incentives. In addition, the creation of its own TIF districts, and ability to finance local government (bond) provides substantial revenue possibilities outside of Amazon's core business, ones that are quite lucrative to all business units. The possibilities are endless, and the freedom to create in Kankakee County could be very rewarding, in both financial and human terms.



“IF YOU CAN **DREAM IT**,
YOU CAN **DO IT.**”

— *Walt Disney*

